

Budget Estimate for  
**City of South Miami – City Hall,  
Police Station & Silva Martin  
Buildings**



April 9, 2015



**RODRIGUEZ ARCHITECTS, INC.**

AAC - 001933

## **EXECUTIVE SUMMARY & ASSUMPTIONS**

The purpose of this estimate is to establish a preliminary budget cost for the remodeling and renovation of the existing City buildings located at 6230 Sunset Drive, South Miami, FL.

The existing buildings comprise of the City Hall and Police Department in one masonry building and the Silva Martin Building (designated historically significant in South Miami), currently housing Building and Zoning Department. The total square footage for both buildings is approximately 25,350.

The City Hall building was originally built in 1956 and the Silva Martin building was built in 1940.

The following assumptions have been made after discussions with Mr. Steven Alexander and Ms. Shari Kamali:

- Entire interiors will be gutted and re-built to allow for new reconfiguration and relocation of city departments.
- Council chambers can move to Silva Martin Building.
- Bring in certain staff members from other departments not currently housed in these buildings.
- Upgrade entire facility to comply with ADA.
- Address and repair all current waterproofing issues.
- Location of police department temporary prison cells will remain.
- Replace existing elevator (housed in Police Station) with new and provide a separate new elevator for City Hall use.

Budget estimate is based on current prices and does not account for any future escalation and/or inflation. No established facilities program nor complete set of as-built drawings, surveys, nor were test reports provided by the City for the establishment of this budget. It is based on the Architect's assumptions and experience with similar scopes of work and building types and on-site observations of existing facilities.

Estimate for Renovations and Remodeling of Existing Building  
Architect's Project No. 1501

RAI

21.00	FIRE SUPPRESSION					
21.01	Not Used				\$	-
					SUBTOTAL	\$ -
22.00	PLUMBING					
22.01	New fixtures	EA	6	\$	3,000.00	\$ 18,000.00
22.02	New electric water cooler - hi/lo	EA	1	\$	4,000.00	\$ 4,000.00
					SUBTOTAL	\$ 22,000.00
23.00	HEATING, VENTILATION & AIR CONDITIONING					
23.01	New HVAC system including ductwork	Ton	10	\$	4,500.00	\$ 45,000.00
					SUBTOTAL	\$ 45,000.00
26.00	ELECTRICAL					
26.01	Upgrade electrical and new installations	SF	2,250	\$	15.00	\$ 33,750.00
					SUBTOTAL	\$ 33,750.00
27.00	COMMUNICATIONS					
27.01	Not Used				\$	-
					SUBTOTAL	
28.00	ELECTRONIC SAFETY & SECURITY					
28.01	Fire Alarm	SF	2,520	\$	4.50	\$ 11,340.00
28.02	Security Alarm	SF	2,520	\$	1.50	\$ 3,780.00
28.03	Camera Surveillance	SF	2,520	\$	3.50	\$ 8,820.00
					SUBTOTAL	\$ 23,940.00
32.00	EXTERIOR IMPROVEMENTS					
32.01	Landscape	LS	1	\$	10,000.00	\$ 10,000.00
32.02	Irrigation	EA	125	\$	75.00	\$ 9,375.00
32.02	Paving, striping and repairs	LS	1	\$	20,000.00	\$ 20,000.00
					SUBTOTAL	\$ 39,375.00
<b>TOTALS:</b>						
Subtotal All Divisions:					\$	612,600.00
Project Softcosts (includes A/E fees, testing fees, permit fees, FF&E and misc. others)					35.0%	\$ 214,410.00
General Conditions (does not include soft costs - fees, testing, etc.)					12.0%	\$ 73,512.00
Contractor's O&P					10.0%	\$ 68,611.20
Owner's Contingency					15.0%	\$ 113,208.48
<b>GRAND TOTAL:</b>					<b>\$</b>	<b>1,082,341.68</b>

Estimate for Renovations and Remodeling of Existing Building  
Architect's Project No. 1501

RAI

12.00	FURNISHINGS					
12.01	New window shades	SF	2,000	\$ 12.00	\$ 24,000.00	
				SUBTOTAL	\$	24,000.00
13.00	SPECIAL CONSTRUCTION					
13.01	Not Used				\$	-
				SUBTOTAL	\$	-
14.00	CONVEYING					
14.01	Replace elevator	EA	1	70,000.00	\$	70,000.00
14.02	Add new elevator	EA	1	110,000.00	\$	110,000.00
				SUBTOTAL	\$	180,000.00
21.00	FIRE SUPPRESSION					
21.01	Fire sprinkler	SF	22,000	\$ 4.50	\$	99,000.00
				SUBTOTAL	\$	99,000.00
22.00	PLUMBING					
22.01	New fixtures	EA	40	\$ 3,000.00	\$	120,000.00
22.02	New electric water cooler - hi/lo	EA	4	\$ 4,000.00	\$	16,000.00
				SUBTOTAL	\$	136,000.00
23.00	HEATING, VENTILATION & AIR CONDITIONING					
23.01	New HVAC system	Ton	100	\$ 2,000.00	\$	200,000.00
23.02	Replace ductwork	LS	1	\$ 150,000.00	\$	150,000.00
				SUBTOTAL	\$	350,000.00
26.00	ELECTRICAL					
26.01	Upgrade electrical and new installations	SF	22,000	\$ 12.50	\$	275,000.00
26.02	Emergency generator	EA	1	\$ 200,000.00	\$	200,000.00
				SUBTOTAL	\$	475,000.00
27.00	COMMUNICATIONS					
27.01	Not Used				\$	-
				SUBTOTAL		
28.00	ELECTRONIC SAFETY & SECURITY					
28.01	Fire Alarm	SF	22,000	\$ 4.50	\$	99,000.00
28.02	Security Alarm	SF	22,000	\$ 1.50	\$	33,000.00
28.03	Camera Surveillance	SF	22,000	\$ 3.50	\$	77,000.00
				SUBTOTAL	\$	209,000.00
32.00	EXTERIOR IMPROVEMENTS					
32.01	Landscape	LS	1	\$ 25,000.00	\$	25,000.00
32.02	Irrigation	EA	325	\$ 75.00	\$	24,375.00
32.03	Paving, striping and repairs	LS	1	\$ 200,000.00	\$	200,000.00
32.04	Bicycle rack	EA	1	\$ 3,000.00	\$	3,000.00
32.05	Exterior railings	LS	1	\$ 25,000.00	\$	25,000.00
				SUBTOTAL	\$	277,375.00
<b>TOTALS:</b>						
Subtotal All Divisions:					\$	4,125,361.00
Project Softcosts (includes A/E fees, testing fees, permit fees, FF&E and misc. others)				35.0%	\$	1,443,876.35
General Conditions (does not include soft costs - fees, testing, etc.)				12.0%	\$	495,043.32
Contractor's O&P				10.0%	\$	462,040.43
Owner's Contingency				15.0%	\$	762,366.71
<b>GRAND TOTAL:</b>					<b>\$</b>	<b>7,288,687.81</b>